

True Or False Quiz

Designation as a Landmark or Historic District under Atlanta's Historic Preservation Ordinance means --

1. There are restrictions on the sale of property

- **FALSE**

The designation of a district does not limit the ability of property owners to sell their property. In addition, for every parcel in the district, a certificate is filed in the county's real estate records indicating that it is located in a district; prospective property owners are notified in advance when their title search is done.

2. Paint color will be regulated

- **FALSE**

The Commission's main focus is on the preservation of the building. In some districts, the regulations, as prepared by the neighborhood, call for the Commission Staff to review proposed ordinary repair and maintenance, but that does not include painting. In other districts, ordinary repair and maintenance is to reviewed by the Commission at all.

3. You must have an architect to draw plans for any proposed work

- **FALSE**

Larger, more complex projects will require an architect's drawings to meet the citywide requirements established by the Bureau of Buildings; otherwise, simpler drawings are sufficient for smaller projects.

4. Interior work will be regulated

- **FALSE**

The one exception is installing dropped ceilings or inserting new floors and only if they could be seen from the outside of the building.

5. Once designated, property owners have to go back and redo previous work on their homes to bring that work into compliance with the district regulations

- **FALSE**

The regulation of work begins only after the nomination process begins and is not retroactive. In addition, property owners do not have to work on their properties

to bring them up to a certain standard, more than what is required by the City's standards building and housing codes.

6. The urban design commission initiates the nomination process for proposed residential districts

- **FALSE**

The City waits to hear from an interested neighborhood and seeks input from the neighborhood on type of rezoning, boundaries and regulations which would be best suited to their particular situation.

7. Protection of designated neighborhoods is provided for as a part of the city's zoning ordinance

- **TRUE**

This is done in one of two ways. Either the designation, with accompanying regulations, can be added to the neighborhoods existing zoning or it can completely replace the existing zoning.

8. The historic character of a neighborhood is maintained through a design review process

- **TRUE**

What constitutes the historic character is developed with the neighborhood during the nomination process.

9. The review process encourages the neighborhood's participation through the public hearings held on all items requiring certificates of appropriateness from the urban design commission

- **TRUE**

Public notice can include a legal ad in the newspaper, a sign posted on the property and mailing of the agenda to interested parties.